

**GREEN LAKE COUNTY
LAND USE PLANNING AND ZONING COMMITTEE
Business Meeting – December 1, 2010, 4:30 p.m.**

CALL TO ORDER

Committee Chair Sue McConnell called the meeting of the Land Use Planning and Zoning Committee to order at 4:35 p.m. in the Green Lake County Courthouse, County Board Room, Green Lake, Wis. The requirements of the open meeting law were certified as being met.

Present: Eugene Henke, Susan McConnell, Rick Perr, Donald Peters, Thomas Traxler, Jr.

Absent:

Also Present: Al Shute, County Surveyor/Land Development Director
Carole DeCramer, Committee Secretary
Jeff Haase, Assistant Corporation Counsel

APPROVAL OF AGENDA

Motion by Traxler/Peters, unanimously carried, to approve the amended agenda.

APPROVAL OF MINUTES

Motion by Henke/Peters, unanimously carried, to approve the November 3, 2010, minutes.

Audio of the meeting is available upon request from the Green Lake County Land Use Planning and Zoning Department.

PUBLIC APPEARANCES

a. Contractor discussion regarding accessory building structures height

Stan Arnetveit and Mike Jankowski – Discussed the proposed changes regarding accessory building structures height. Mr. Arnetveit explained that he had organized a meeting with area contractors for the purpose of getting their input about the proposed ordinance changes. He and Mr. Jankowski relayed the contractors' opinions to the committee.

PUBLIC COMMENT

Dick Severson - Stated that he was at the meeting with contractors. He thanked Mr. Arnetveit and Mr. Jankowski for organizing this. He said that a concern of his is that the zoning committee and the county board do not realize what the number one tax base is in the county, which is the lake residents and the off lakeshore residents. Make it easy for us to bring tax dollars back to the county.

Henke – Responded that, when he was farming ten years ago, he was paying better than \$30 an acre for taxes on the farmland, right now that same land is \$4 an acre. They're going to have to change the taxes. This year the farmers are making money, so it will change. They're going to have to because everything is going on residential. Residential can't handle any more.

LANDMARK COOPERATIVE – REVIEW CONDITIONS OF CONDITIONAL USE PERMIT APPROVAL

Shute – Explained that Landmark Cooperative requested a conditional use permit to locate a 30,000 gallon combustible liquid storage tank. One of the conditions of the approval was that this be reviewed after one year. Staff has done a site inspection and has found a few issues that should be discussed at this time. The first issue is that the storage tank did not get located with the proper setback to a lot line. The second issue is that a sign has been replaced without a permit. The last

issue is that the site, as it was presented in the original request, has one tank shown on the site plan and now there seems to be an accumulation of smaller tanks. Mike Elders, Landmark representative, was in attendance to answer questions.

After discussion/consideration, the committee agreed:

- The location of the large tank does not appear to be a problem.
- Fencing should be placed in front of the stored tanks. A fencing proposal with measurements will be taken by the company and reviewed with staff.
- The company agreed to take down the new sign and put back the original sign base replacing only the *Cenex* logo with the new *Landmark* logo and obtain a permit for this work.
- This conditional use permit will be reviewed again in one year.

Attorney Haase – Response to the question related to documenting the committee’s action, the minutes can stand as the record of the committee’s action affecting this conditional use permit.

CLOSED SESSION PER WISCONSIN STATE STATUTE 19.85 (1)(G) CONFERRING WITH LEGAL COUNSEL REGARDING LITIGATION, WHICH THE COUNTY IS INVOLVED AND/OR IS LIKELY TO BECOME INVOLVED. DISCUSSION OF LEGAL ISSUES; REVIEW PENDING VIOLATION

5:40 p.m. Motion by Perr/Peters, unanimously carried on roll call (5-ayes, 0-nays), to move to closed session per Wisconsin State Statute 19.85 (1)(G) Conferring with Legal Counsel regarding litigation, which the County is involved and/or is likely to become involved. (Discussion and review of pending legal issues and violations.)

RESUME INTO OPEN SESSION TO DISCUSS FINDINGS OF CLOSED SESSION

6:53 p.m. Motion by Traxler/Perr, unanimously carried on roll call (5-ayes, 0-nays), to resume into open session.

Findings:

McConnell:

- **The committee chair will provide direction to Attorney Dean Richards per committee consensus related to Kloosterboer appeal.**
- **Assistant Corporation Counsel Haase updated the committee on pending litigation.**

CORRESPONDENCE

Shute – A representative from Lindenwood Development asked that this request be brought to the committee. The sanitary sewer in this development (ABA) is at the point of needing electricity to run lift pumps to make it operational. The Sanitary District, as of now, has not finalized the public sewer in that development. Lindenwood applied today for a land use permit for a new home. The department’s procedure has been to not issue a permit where connection to sanitary facilities is required unless you’ve been issued a permit for those facilities. Having a non-operational sewer, they can’t get a permit for the sanitary facilities. They asked if they could provide a statement whereby there would be no occupancy of the structure until the sewer is functioning.

The committee members agreed that staff should maintain the existing procedure and not issue any permits until the sanitary facilities are operational.

PURCHASES - None

CLAIMS

Claims totaling \$783.56 were submitted.

Motion by Traxler/McConnell, unanimously carried, to approve the claims in the amount of \$783.56 for payment.

APPROVAL OF DEPARTMENT ACTIVITY REPORTS

Permits/Violations/Budget

Shute – Discussed the various aspects of the report.

Motion by Traxler/Peters, unanimously carried, to approve the October, 2010, monthly report.

DEPARTMENT/COMMITTEE ACTIVITY

a. Review draft of the Shoreland Protection Ordinance, Articles VII through VIII

The committee reviewed Articles VII through VIII of the proposed Shoreland Protection Ordinance.

b. Discuss accessory building structures height

A February, 2011, public hearing will be scheduled for amending the zoning ordinance in regard to accessory building structure height.

GENERAL COMMITTEE DISCUSSION

a. Such other matters as authorized by law

b. Future activities

NEXT MEETING DATE

December 22, 2010

- Business Meeting 4:30 p.m.
This meeting will be held in the Demo Room.

January 5, 2011

- Business Meeting 4:30 p.m.
- Public Hearing 6:00 p.m. – No Items

ADJOURN

Motion by Peters/McConnell, unanimously carried, to adjourn.

Time: 7:41 p.m.

RECORDED BY:

Carole DeCramer
Committee Secretary

APPROVED ON:

January 5, 2011